

George R. Ariyoshi Governor

Letitia N. Uyehara Director

Office of Environmental Quality Control 550 Halekauwila St., Rm. 301, Honolulu, Hawaii Ph.(808)548-6915

Volume 1

May 8, 1984

No. 07

REGISTER OF CHAPTER 343, HRS DOCUMENTS

NEGATIVE DECLARATIONS

The following are Negative Declarations or determinations made by proposing or approving agencies that certain proposed actions will not have significant effects on the environment and therefore do not EIS's (EIS Reg. Publication in the Bulletin of a Negative Declaration initiates a 60-day period during which litigation measures may be tituted. Copies are available at 25 ts per page upon request to the Office. Written comments should submitted to the agency responsible for the determination (indicated in project title). The Office would appreciate a copy of your comments.

OAHU

CENTRAL LABORATORY AND MAINTENANCE FACILITY AT SAND ISLAND WASTEWATER TREATMENT PLANT, HONOLULU, OAHU, City and County of Honolulu Dept. of Public Works

The Department of Public Works proposes the construction of a new facility that will house the expanded lab and relocated maintenance function that are required by Federal/State lab monitoring requirements and the by increased maintenance function resulting from a planned expansion of the Sand Island WWTP the near future. This action would olve t he consolidation of both runctions into a single facility which

would be cost effective and operationally advantageous for the Division Wastewater Management. The existing lab facility at the Sand Island Wasterwater Treatment Plant was not designed to function as a regional or specialized The planned three-level, concrete structure will be approx. 144 ft. by 72 ft. (total floor area of approx. 25,600 sq. ft. on three levels) and is located within the 50 acre Sand Island WWTP. will be situated east of the existing Maintenance Building on a flat lawn area on bounded three sides with plant roadways and parking, and the Effluent Pumping Station/Chlorination Building to the south. The new facility will house the following functions: the relocated Central Maintenance facility, Oceanographic facility, Data processing/ Computer room, General and Specialized Labs. The specialized labs will include a Biology Lab, Extraction and Toxics Lab, and Virology/Microbiology Lab to help ensure the quality of the receiving coastal waters and to protect the quality of drinking water sources under agricultural fields irrigated with wastewater effluent. Support facilities such as restrooms, storage rooms showers, and a freight elevator will be provided. Drilling of an on-site test well is proposed to fill the Biology requirement of seawater for their bloassy experiments and testing. The well will draw sea water from a depth of 57 ft. below existing the grade (elev. +.07 ft.) and sea water will be mechanically pumped to a closed holding

tank located on the roof above the logy lab. The lab will draw from the k an anticipated 70-150 gal. per day by gravity flow for its experiments. The system, including the well, pumps, pipes, filters, tank, and feeder will totally sealed and isolated from the environment to prevent contamination.

CAMPBELL BUS MAINTENANCE FACILITY, CAMPBELL INDUSTRIAL PARK, EWA, OAHU, City and County of Honolulu Building Dept.

The proposed project consists converting the existing Lear-Siegler manufacturing building at Campbell Industrial Park into a heavy maintenance bus facility capable of meeting the service needs of an expanding bus fleet. This will enable the City to provide more reliable service and an expanded bus schedule to meet the growing demand for public transportation. The existing maintenance facility is functionally obsolete and physically inadequate for the anticipated expansion of the bus et. The projected expansion is to et the needs of 600 buses in Phase I and up to 800 buses in Phase II over the next 20 years. The site of the existing Lear-Siegler building is in Campbell Industrial Park and consists of 15 acres which is a portion of the site identified by TMK: 9-1-32:34. The building has a floor area of 127,600 sq. ft. and with some modifications will be adequate to accommodate all of the functions for Phase I and Phase II. The renovated willfacility house the following functions: Maintenance Offices Personnel Areas, Maintenance Shop Support Spaces, Mechanical Repair Shops, Body and Paint Shop, Central Stores, and Plant Maintenance Areas. The major shops will be separated by fire walls or occupancy separation walls. Support facilities will include toilet/shower rooms, locker rooms, first aid room, lunch room, and mechanical spaces. The smaller, existing steel structure to the west of the main warehouse will be retained and utilized a storage shed. Site improvements Il include replacing damaged A.C.

paving, adding new A.C. paving for bus circulation and parking where required, installation of underground fuel tanks on the north side of the building, installing an adequate amount of exterior security lighting, security fencing around the perimeter of the site, an outdoor employee lunch area, and landscaping.

CONSERVATION DISTRICT USE APPLICATION FOR RESTORATION OF A CHANNEL (AUWAI) BETWEEN KAILUA BAY AND PAAKAI POND, MOKAPU PENINSULA, OAHU, U.S. Marine Corps./Dept. of Land and Natural Resources

The proposed project is to restore the sand-clogged channel (auwai) Kailua Bay and Paakai Pond on TMK: 4-4-8:1 and 4-4-10:1 at Mokapu Peninsula. action is to be conducted during the months to summer permit flushing/cleansing, salinity stabilization and natural biological seeding of the eastern Nuupia complex. The undeveloped area on the Mokapu peninsula surrounding the project site include Nuupia Ponds and Ulupau Wildlife Management Area which serve as important habitats for rare endangered birds. The restoration will involve the use of a front end loader to clean an existing 10' wide channel from the beach and abandoned weir (makaha) to the nearest body of water in Paakai Pond 200 yds. on the west. This channel has been badly silted, and approx. 600 cubic yds. of sand will be excavated. To prevent rapid resiltation by constant tidal flows, the channel bottom will slope from the mean high-tide level on the Kailua Bay side of the auwai to the calcarous bottom of Paakai Pond. design will permit intermittent flushing only during periods of high tides and high surf conditions. Excavated material will be used to create an unconsolidated berm on the banks of the auwai to prevent historic artifact disruption, sand loss, and deposition from adjacent Kailua Bay shoreline. Tidal erosion will cause the excavated

sand to redeposit into the auwai without dition of foreign deposits or struction of pre-existing archaeological sites.

PUKELE (PALOLO) STREAM FLOOD CONTROL PROJECT, PALOLO, OAHU, City and County of Honolulu Dept. of Public Works

The proposed project will consist of the reconstruction of the existing channel outlet and the construction of about 110 lineal ft. of stream bank lining. project site is located in the Palolo District in Census Tract 12.01., approx. 2.5 mi. east of downtown Honolulu and one and 1.5 mi. north of the Waikiki coastal existing outlet plain. The channel. provides transition between upstream concrete-lined rectangular channel and the natural unlined stream. The outlet structure originally consisted of a grouted boulder invert with loose boulder walls, but has been damaged and deteriorated beyond repair and requires reconstruction. The south wall of the tlet structure will be extended further mstream to provide a better transition t he natural stream and minimize erosive effects of the storm waters as it leaves the lined channel. The north wall will not be extended. The construction of the project will involve the use of State and City funds and City land.

CONSTRUCTION OF A GOLF CART AND GOLF BAG STORAGE BUILDING WITHIN THE SPECIAL MANAGEMENT AREA, WAIALAE, OAHU, Waialae Country Club/City and County of Honolulu Dept. of Land Utilization

The applicant is proposing to construct a new golf cart and golf bag storage building on the grounds of the Waialae Country Club golf course (TMK: 3-5-23:1) which lies entirely within the Special Management Area. This new storage facility is intended to replace an old storage building which was destroyed by fire in 1983. The proposed facility will situated on flat terrain mauka of ala Ave. near the site of the former

storage building. It will be approx. 144 ft. long, by 565 ft. wide with a floor area of 8,064 sq. ft. and will be oriented in an east-west direction. The structure will house a bag storage, ballwash and club repair area on the west end, office storage, lockers and toilets on the east end with the largest area (approx. 50%) in the middle being used for golf cart storage.

CONSERVATION DISTRICT USE APPLICATION FOR CONDUCTING ORGANIZED COMMERCIAL RECREATIONAL USES ON THE SANDBAR OFFSHORE OF HEEIA KEA PIER NEAR AHU O LAKA ISLAND, KANEOHE BAY, OAHU, D.M. & Associates Inc./Dept. of Land and Natural Resources

The applicant is proposing to conduct sightseeing tours of Kaneohe Bay with a 15 to 21 ft. motorboat and a 25 ft. sailboat for a group limited to passengers. Sightseeing tours will begin at Heeia Harbor with excursions out of Kaneohe Bay, around Coconut Island, out to Chinaman's Hat and the sandbar. Kaneohe Bay sandbar is located about 1 to 2 mi. offshore of TMK: 4-6-1, 3, 4, 5, 6, 22 & 23. The area is approx. 3 to 1 ft. in depth with a slight slope toward the Kaneohe Bay channel. Sightseeing trips are tentatively scheduled for 1 hour and will not involve landing at the sandbar. Occasional half day tours will conducted which will involve the use of windsurfers on the sandbar as well as swimming and snorkeling. Loading unloading of passengers will be at Heeia Harbor and all boats will be berthed at the Makani Kai Private Marina and will not require launching at Heeia Harbor. Use of the sandbar will be avoided during the weekends. If use is required by the company tours, it will be confined to the right side of the sandbar where there is little traffic and boats anchored are few in number.

HAWAII

AFTER-THE-FACT RETAINING WALL IMPROVEMENTS WITHIN THE SHORELINE SETBACK KAPALAALAEA KONA, 2nd, NORTH HAWAII. Mr. & Mrs. Robert C. Robertson/Hawaii County Planning Commission through the Planning Dept.

The applicant proposes to legitimize the already constructed retaining backfill of base material and topsoil and landscaping within the minimum 20-ft. shoreline setback area. The subject property is located at Kapalaalaea 2nd. in North Kona and is identified as TMK: 7-7-10:6. The concrete and rock masonry retaining wall is approx. 40 ft. length, ranges in height from 5 to 6 ft., and is located approx. 5 ft. from the certified shoreline at the closest point. The project site currently contains a single family dwelling with related improvements. The applicant was granted an Administrative Variance Permit to allow a front yard setback of 6 ft. in au of the 15 ft. minimum requirement more building space on the small beach lot of only 3,965 sq. ft. (minimum lot size requirement is 7,500 sq. ft.). The completed improvements were needed to provide protection of the existing single family dwelling from further wave damage, allow the homeowner the full use of his very small beach lot, and to beautify the shoreline setback area for both homeowner and the public.

SUBDIVISION OF ABANDONED RAILROAD RIGHT-OF-WAY, WAIAKEA, SOUTH HILO, HAWAII, Dept. of Land and Natural Resources

A two-lot subdivision of the abandoned railroad right-of-way, TMK: 2-4-09:32, is proposed to facilitate disposition in fee simple to owners of abutting properties. As a condition of the sale, each lot must be consolidated with the abutting properties. The subject property is a tion of an old railroad right-of-way ch traversed Lots 511-A (Grant 8975)

and 511-B (Grant 8941) of the Waiakea Homesteads, 1st series, situated across Maikai St. from the Family Variety Fair/Food Fair complex. The remnant contains a total of 31,807 sq. ft. and will be subdivided into parcels 1 (9448 sq. ft.) and 2 (22,359 sq. ft.). The property is zoned by the County of Hawaii for residential use with a minimum lot size of 15,000 sq. ft.

ENVIRONMENTAL IMPACT STATEMENTS

listed in this section available for review at the following public depositories: Office OΪ Environmental Quality Control: Legislative Reference Bureau; Municipal Reference Center and Records (Oahu EIS's): Hamilton Library; State Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Kahului and Lihue Regional Libraries. Statements are also available at State Branch Libraries that are in proximity to the site of a proposed (indicated by project description).

Comments on the following EIS's may be sent to: 1) the accepting authority; and 2) the proposing agency. Please note the deadline date for submitting written comments on the EIS.

DRAFT ENVIRONMENTAL IMPACT STATEMENT ON THE CONSERVATION DISTRICT USE APPLICATION FOR THE PROPOSED LANIKAI HALE, LANIKAI, OAHU, Mr. and Mrs. Ralph Englestad/Dept. of Land and Natural Resources

The applicant is proposing a subzone boundary amendment and a single family dwelling involving a 4.36 acre portion of TMK: 4-3-02:1 located in Lanikai, Oahu. The total area of parcel 1 is 75.9 acres and at present lies entirely within the Limited Subzone Conservation of t he District. The 75.9 acre parcel has been by the applicant since 1969. Reclassification would involve 4.36 acres of parcel 1 from a "Limited" to "General" Subzone to allow residential use of the

area. The subject property is currently eant and is situated about 2.5 mi. east Kailua along the windward coast of wahu (but not within the shoreline area). It is located on the makai slope of the Lanikai foothills and the slope on which construction will take place is 34.5 degrees (38%). There are steep gullies and cliffs on the northern portion of the property with the proposed residential site being located in the less steep areas. Access to the house will be via a 20 ft. wide, 1,200 ft. long drive way off Poopoo Pl. The driveway will have 4 to 6 ft. asphaltic concrete shoulders and its grade will not exceed 5% grade. Construction of the driveway involve 18,500 cubic yds. would excavation and 15,300 cubic yds. of fill with the excess of 3,000 cubic yds. to be disposed of off-site. The structure would be benched down the hillside, with the rear of the structure being about 12 ft. higher than the front (downslope) portion. The project will also include a 1,000 sq. ft., 4-car garage with an adjacent workshop and a maid's quarters ich will cover a total area of 1,100 ft. The quarters will be accessible from an entry behind the garage and will open to the main residence.

This EIS is available for review at the Kailua Library.

Deadline: June 7, 1984.

EIS'S SUBMITTED FOR ACCEPTANCE. The following EIS's have been submitted for acceptance and contain comments and responses made during the review and response period.

REVISED ENVIRONMENTAL IMPACT STATEMENT FOR KAMOOALII WATERSHED WELLS, KANEOHE, KOOLAUPOKO, OAHU, City and County of Honolulu Board of Water Supply

The City and County of Honolulu Board of Water Supply (BWS) is proposing to struct well fields at four 10,000 sq. sites within the watershed of

Kamooalii Stream: Luluku, Kuou Kamooalii I, and Kamooalii II. sites are within the General subzone of the State Conservation District. Luluku Tunnel and the mauka Kuou I well (No. 2348-03) are currently the only water development facilities in use in the project area. The Luluku well field site is located at an elevation of about ft. in a banana plantation immediately west of Likelike Hwy. and north of Luluku Stream. The well field site is a portion of a 421.2 acre parcel owned by Iolani School and identified by TMK: 4-5-41:4. The Kuou II well field site is located at an elevation of about 350 ft. on an unused grass and brush covered slope just inside the southwestern boundary of the County's Ho'omaluhia Park. The well field site is a portion of a 113.4 acre parcel owned by the City and County of Honolulu identified by TMK: 4-5-41:9. There are two alternate sites for the Kamooalii I well field. Both the preferred alternate sites for the Kamooalii I well field are a portion of a 359.3 acre parcel owned by Iolani School and identified TMK: by 4-5-42:1. preferred site is located at an elevation of about 475 ft., at the mauka edge of an unused meadow, about 1,650 ft. outside of southern boundary of Ho'omaluhia The alternate site is located at an elevation of about 410 ft., at the southwestern edge of the same unused meadow, about 1,100 ft. outside of the southern boundary of Ho'omaluhia Park. There are two alternative sites for the Kamooalii II well field. The preferred site is a portion of the 215.9 acre Pali Golf Course identified by TMK: 4-5-35:1. The site is located at an elevation of approx. 370 ft. on unused grass and brush lands along Kionaole Road. The alternate site for the Kamooalii II well field is a portion of a 359.3 acre parcel owned by Iolani School and identified by TMK: 4-5-42:1. This site is located at an elevation of approx. 330 ft. on unused grass and brush lands along Kionaole Road approx. 400 ft. north of the preferred well site. During the next year, up to two exploratory wells are planned at each

of the four previously described sites od thin the watershed ofKamooalii ream. Drilling of a secondary exploratory well at each site may be conditional upon results from testing of initial exploratory well. Department of Land and Natural Resources (DLNR) will construct an access road and one exploratory well at the Kuou II site at State expense. All other exploratory wells and access roads will constructed by the BWS. The BWS proposing to develop one production well and one standby well at each of the four sites. The BWS will withdraw the maximum amount of water possible from each of its four well fields. Production from each well field is estimated to range between 0.5 and 2.0 million gallons per day (mgd). First priority for use of water from the new well fields would be to service Kaneohe and Kailua. Any surplus water would be exported to Honolulu. each of the four well field sites, the BWS will usually pump water from one well at a time. Any additional well at each site will be used as a backup facility to arantee water supply when the other l is shut down for maintenance. conceptual approaches are under consideration for connecting Kamooalii Watershed Wells to the BWS distribution system. Pipeline alignments will be resolved at a later A11 five alternatives would involve connecting the Luluku well field to an adjacent transmission main which carries water from the Luluku Tunnel. five alternatives A11 would involve pumping water from the Kuou II well field into a reservoir, pumping water from the Kuou I well field into a reservoir, and connecting the Kuou I and Kuou reservoirs with a pipeline following the main Ho'omaluhia Park access road.

Status: Currently being processed by the Office of Environmental Quality Control.

REVISED ENVIRONMENTAL IMPACT STATEMENT FOR THE FARMS OF KAPUA, SOUTH KONA, HAWAII, Farms of Kapua/State Land Use Commission

Previously published April 8, 1984.

This EIS is available for review at the Kealakekua and UH-Hilo Campus Libraries.

Status: Currently being processed by the State Land Use Commission.

REVISED ENVIRONMENTAL IMPACT STATEMENT FOR THE KANEOHE-KAILUA WASTEWATER FACILITIES, KOOLAUPOKO, OAHU, City and County of Honolulu Dept. of Public Works

Previously published March 23, 1984.

This EIS is available for review at the Kailua Library.

Status: Accepted by the City and County of Honolulu Dept. of Land Utilization on April 25, 1984 and by Governor Ariyoshi on April 27, 1984.

NOTICES

ENVIRONMENTAL COUNCIL DECLARATORY RULING NO. 84-01

Declaratory Ruling No. 84-01, concerning the applicability of Chapter 343, HRS, to the Adoption or Amendment of Rules by the Hawaii Community Development Authority (HCDA), was acted upon at the March 28, 1984 meeting and finalized at the May 2, 1984 meeting of the Environmental Council. The Council ruled that the HCDA shall prepare and submit a supplemental statement for the Makai Area Plan. required in the future in accordance with Subpart K of the Environmental Impact Statement Regulations, supplemental statements for proposed changes to the Kaka'ako Development Plan shall submitted prior to the adoption, approval, or acceptance of the proposed changes to the Kaka'ako Development Plan.

Left Same

OPINION CONCERNING THE NEGATIVE CLARATION FOR THE MARINE CULTURE TERPRISES PROJECT

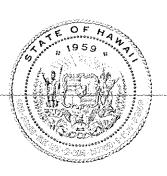
The Environmental Council, at its May 2, 1984 meeting, decided to render its opinion on this issue in the form of a letter in lieu of a declaratory ruling.

The Council concludes that all parties appear to agree that there will necessarily be some impact on the coastal waters simply due to the relatively large discharge and its nutrient loading. There appears to be uncertainty about the exact magnitude of that impact, but the fact that there will be impact appears to meet the following significance criterion:

affects an environmentally sensitive area such as a flood tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water. coastal waters Section 1:31(a)(11), EIS Regulations].

wegative Declarations should be reserved for those projects which will clearly no significant impacts on the environment. While the applicant has obviously made a good faith effort to provide a thorough and well-reviewed Environmental Assessment, it substitute for the formal public review process mandated by Chapter 343, HRS, and implemented by the EIS Regulations. While recognizing that the 60-day period initiating judicial appeal expired, the Environmental Council feels that the issue is of such magnitude and importance that it wishes to comment on the appropriateness of the negative declaration.

Therefore, the opinion of the Council is that the negative declaration issued in this case was inappropriate.



George R. Ariyoshi Governor

Letitia N. Uyehara Director

Office of Environmental Quality Control 550 Halekauwila St., Rm. 301, Honolulu, Hawaii Ph. (808) 548-6915

Volume I

May 23, 1984

No. 08

REGISTER OF CHAPTER 343, HRS DOCUMENTS

EIS PREPARATION NOTICE

The following proposed action has been determined to require an environmental impact statement. Anyone can be consulted in the preparation of the EIS by writing to the listed contact. 30 days are allowed for requests to be a consulted party.

CUPPLEMENTAL EIS FOR THE PROPOSED WEST CH RESORT, HONOULIULI, EWA DISTRICT,

HU, West Beach Estates/City and County of Honolulu Dept. of Land Utilization

programmatic environmental statement was accepted by the Department of Land Utilization (DLU) in 1980 that described the overall project concept without specific design details. This supplemental is being prepared describe the actual design details for the project as required by the DLU for review prior to implementation particular aspects of the project. will provide further details regarding the configuration and development of the proposed marina and lagoon systems and the proposed action has also been revised in terms of land uses and densities from the 1980 plan. The proposed West Beach Project is a totally planned community providing a range of residential dwelling types, resort units, commercial uses, public facilities and recreational including emenities lagoons and ina. The project site is comprised of 2 acres situated on the southwestern

of Oahu which lies Farrington Hwy. between the Campbell Industrial Park and Kahe Point. Approx. 4,000 resort units are proposed which consist of hotels and resort will condominiums located along oceanfront. Midrise buildings densities ranging from 32 to 66 units per acre will be utilized for the hotels and resort condominiums. Structures will have height variations up to 150 ft. and setback variations from the shoreline 300 generally exceeding 5,200 ft. residential units are proposed, with 1,500 of these designated Low-Density Apartments and 3,700 of these designated Medium-Density Apartments and are to be located close to the transit stations and commercial areas. Approx. 10% or 520 units will be built as affordable housing for low and moderate income families. West Beach's recreational amenities will include the following:

1. Four newly created ocean lagoons, ranging in size from 1.4 to 5.3 acres to provide about 13.1 acres of sheltered swimming area for visitors, residents and the general public. These lagoons will be similar to those presently existing at the site of the Alice Kamokila Campbell Estate and will utilize natural These will be situated flushing. along the coastline from the Campbell Estate on the north to the entrance of the deep draft harbor at the southern end. Sand existing behind the basaltic shoreline will be used

line the bottoms o£ the lagoons and provide the sandy beaches. A 36-acre marina with about 500 slips for private and commercial boats is planned for the southern tip of the project adjacent to the Barber's Point Deep Draft Harbor. Presently, the marina is planned to be entered from the existing deep draft harbor entrance channel to eliminate need for a second entrance channel which would cut the existing protective basaltic rock shoreline barrier that protects the coastline erosion and storm damage. Design plans for the marina entry/exit channel will coordinated and accepted by the Army the State Department Transportation prior to construction.

3. Public park space totaling over 51 acres will include two large beach parks (one at the primary entrance to project area and the adjacent to the marina), a passive park (adjacent to the deep draft harbor) and a neighborhood park (adjacent to the proposed elementary school). Also planned are an 18-hole golf course and clubhouse, a Hawaiian Cultural beach and yacht Center, clubs. tennis facilities, Fisherman's Wharf-type of shopping center and the rejuvenation of historic railroad right-of-way connecting Pearl Harbor and Lualualei which bisects the property in an east-west direction. Construction of a 6-mi. sewer line system within the project roadways is proposed connect West Beach to the Honouliuli Wastewater Treatment Plant. system facilities will include wells, transmission, appurtenances and water storage reservoirs.

Contact: Mr. Taeyong Kim
Environmental Communications,
Inc.
P.O. Box 536
Honolulu, Hawaii 96809

adline: June 22, 1984.

NEGATIVE DECLARATIONS

The following are Negative Declarations or determinations made by proposing or approving agencies that certain proposed actions will not have significant effects on the environment and therefore do not require EIS's (EIS Reg. 1:4p). Publication in the Bulletin of a Negative Declaration initiates a 60-day period during which litigation measures may be instituted. Copies are available at 25 cents per page upon request to Office. Written comments should be submitted to the agency responsible for the determination (indicated in project title). The Office would appreciate a copy of your comments.

OAHU

CONSTRUCTION OF A PORTION OF DECK WITHIN THE SHORELINE SETBACK WAIALUA, OAHU, Mr. and Mrs. Fred Nihei/City and County of Honolulu Dept. of Land Utilization

The applicant proposes to construct a portion of a deck within the Shoreline Setback Area at 67-326 Kaiea Pl. in the Mokuleia Sealodge Subdivision. The site makai ofWaialua Beach and designated as TMK: 6-7-13:23. proposed deck is approx. 520 sq. ft. and about one-half of the deck (250 sq. ft.) is within the Shoreline Setback Area. The applicant is presently constructing a single-family dwelling. The 2300 sq. ft. structure is to be situated behind the 40-ft. shoreline setback line established 1978 when the subdivision approved. It will rest on piles to elevate the dwelling about 10 ft. conformance with flood requirements. The property is relatively level. The shoreline is characterized by an escarpment with a sandy beach sloping down towards the ocean.

CONSTRUCTION OF THE OAHU COMMUNITY ORRECTIONAL CENTER (OCCC) INTERIM CILITIES DORMITORY AND SUPPORT FACILITIES, HONOLULU, OAHU, Dept. Accounting and General Services for the Dept. of Social Services and Housing

The project will involve the construction of a multi-purpose building and the expansion and renovation of current and recreational facilities within the existing OCCC site located at 2199 Kamehameha Hwy. The project will provide the OCCC with urgently needed housing and support spaces to minimal standards for confinement and to enhance inmate and public safety. project consists of the following:

- Erection of an approx. 2,150 sq. ft. pre-engineered building for multi-purpose, dining, program and staff work space.
- Expansion of the existing approx. 63,000 sq. ft. recreation area by approx. 17,000 sq. ft. for installation of a basketball court and a volleyball court.
 - Modification of the parking lot to accommodate expansion of the recreation area.
- 4. Installation of lights for the expanded recreation area.
- Renovation of approx. 1,400 sq. ft. of the Cellblock for a 30-bed dormitory.
- Installation of mechanical ventilation for approx. 7,000 sq. ft. of the Administration Building.

EXPANSION AND ALTERATIONS TO BASEYARD FACILITIES, HONOLULU INTERNATIONAL AIRPORT PROJECT NO. 0-1511, HONOLULU, OAHU, State Dept. of Transportation, Airports Division

The project involves the construction of a new paint shop building, an extension to the existing paint storage building, interior expansion and improvements to the existing carpentry shop and the instruction of a new roof structure over existing grease pit. The project is

located within the existing boundaries of Honolulu International Airport in the Diamond Head service court and will not in any way alter the land and airport usage, or affect the community in any way on a short term or long-term basis. project site is flat, approx. 8.5 ft. above mean sea level. Grading will be minimal with no major cuts or fills. proposed Paint Shop is approx. 2000 sq. ft. (32' x 62') x 18 ft. high and will contain a prefabricated paint spray booth complies with OSHA and Standards. Its surrounding site will be paved with 8100 sq. ft. of asphalt concrete for driveways and parking. Paint Storage Building Extension is a 270 sq. ft. extension to the existing 500 sq. ft. Storage Building. It is 16 ft. high and 600 sq. ft. of its adjoining site will be developed into bins with 6 ft. high CMU walls for aggregate and compost storage. Approx. 2350 sq. ft. of the existing 15,000 sq. ft. Baseyard Building will be remodeled (interior only) for the Carpentry Shop. The remodeled space will almost double the existing Carpentry Shop area and will provide a dust collection system. A roof structure over existing grease pit is proposed to provide weather protection and will be a 1500 sq. ft. metal framed, metal roof structure about 22 ft. high (to ridge). structure adjoins the existing Baseyard Building which has a 25 ft. ridge height.

CONSERVATION DISTRICT USE APPLICATION FOR CONSTRUCTION OF A HOLLOW TILE/WROUGHT IRON FENCE, CLEARING AND PLANTING AN ORCHARD, PALOLO, OAHU, Mr. and Mrs. T. E. Bonds/Dept. of Land and Natural Resources

The applicant is initially proposing the construction of a hollow tile/wrought iron fence to prevent possible eroded material from being carried into adjoining properties and drainage ways. The parcel is identified as TMK: 3-3-34:1 and is located at the east end of Pakui St., Palolo, Oahu. The total land area is 8.49 acres and the lot slopes between 40% to 50% in a westerly direction. The current site is vacant and overgrown with

Clearing excavating vegetation. and footing, tile constructing boting, and erecting tile/wrought iron rence will be done by hand labor. clearing for planting fruit trees and hand digging will be done in 4 increments with each covering about 2 acres. will be performed beginning from the upper easterly slope and proceeding downwards in a westerly direction. pesticides, fertilizers or chemicals will be used and the products are intended for private consumption. Ground cover will be planted and maintained immediately after fruit tree planting is completed in each phase. The land contour will not be altered.

MAUI

OBSTRUCTION CLEARING AND FENCING AT HANA AIRPORT, HANA, MAUI, State Dept. of Transportation, Airports Division

The purpose of this project is to provide safe and secured area for airport Serations and to conform to airport safety criteria established by Federal Aviation Regulations, Part Objects Affecting Navigable Airspace. The scope of work will be done within the airport site (2nd Division 1-3-03:22) and is within the Special Management Area. The project will consist of the following:

- Clear and grade extended Runway 8 safety area (250 ft. wide by 800 ft. in length).
- Fill and grade extended Runway 26 safety area (250 ft. wide by 200 ft. in length).
- 3. Clear and grade existing ground protruding into the 7:1 airport transitional surface.
- Install fencing to prevent pedestrian and animal access onto the airport runway.

PIIHONUA WELL NO. 2 EXPLORATORY DRILLING, PIIHONUA, SOUTH HILO, HAWAII, County of Hawaii Dept. of Water Supply

The project consists of drilling, casing and testing an 18-in., approx. 320 ft. deep well located within the Hawaii County Department of Water Supply's Piihonua Reservoir No. 3 site at approx. the 270 ft. elevation. The reservoir site (TMK:2-3-26:09) is located approx. 1.1 mi. southwest from the intersection of Waianuenue Ave. and Kamehameha Ave. The site is bordered on its north by the Wailuku River and by Carvalho Park on the east. This new well will serve primarily as a supplement to the existing Piihonua Well No. 1, which currently supplements the Piihonua surface sources during dry periods and during periods when surface sources become turbid. The drilling, casing, testing and development of the well will be done by the Hawaii County Department of Water Supply. proposed well will tap the Hilo Basal Aquifer and drilling will be restricted to 8 hours during the weekdays. No work will be permitted during the weekends and holidays without prior approval from the Department of Water Supply. Upon completion of the drilling and casing of the well, a pump test will be conducted over a 72 to 150 hour period without interruption. The amount of withdrawn is not anticipated to have a detrimental effect on this aquifer and will be discharged into an existing drainage ditch and/or a natural drainage flooding No problems anticipated on the site or nearby properties. The well may be deepened to an additional depth of 100 ft., depending on the pump test results and conditions. The proposed Pump Test Range 500 gpm to 2,000 qpm. preparation will involve clearing grubbing an approx. 5,000 sq. ft. area of vegetation to prepare a work area for the drilling equipment. Grading work will not be required.

CONSERVATION DISTRICT USE APPLICATION FOR GARDEN PARK AT PUAKEA BAY RANCH, NORTH DHALA, HAWAII, Puakea Bay Ranch Partnership/Dept. of Land and Natural Resources

The applicant is proposing the development of a 1.5-acre landscaped passive garđen park and associated improvements within a 13.4-acre lot (Lot C) in the Puakea Bay Ranch Agricultural Subdivision in North Kohala. The subject lot is currently vacant and is designated as TMK: 5-6-01:por. 24, 3rd division. The Puakea Bay Ranch Agricultural Subdivision, 40-lot а subdivision consisting of 10-acre parcels, is located on Akoni Pule Hwy., approx. two mi. south of Hawi. The proposed garden park site will be accessible from a 60-ft. wide road right-of-way within the Puakea Bay Ranch subdivision and will be situated near the entrance to the Conservation District parcel. The park is planned for the private use of subdivision lot owners and will contain a gravel parking area for four to six vehicles, surrounded by a cass lawn and a grove of introduced hau ees to shield the parking area from View. The irrigation system will consist of sprinklers around the parking area and hau grove and temporary ground surface drip irrigation plastic pipe network to allow kiawe seedling plantings to become established. As part of the overall plan for Lot C, a future foot trail will follow the existing upper old roadbed from the garden parking area down toward the shoreline. This trail will be for the use of subdivision lot owners only. An 8-ft. wide public pedestrian shoreline access path will provide continuous access from the northern boundary of Lot C to the southern boundary of Lot C-1. Subdivision of Puakea Bay the property and the installation of necessary infrastructure are projected to be completed in approx. 12 to 20 months. The improvements for the initial phase of the project, including a 1.5-acre garden park and shoreline access is expected to be completed within the same time period.

STATE LAND USE DISTRICT BOUNDARY
AMENDMENT FOR APPROX. 74.9 ACRES AT
KAPOHO, PUNA, HAWAII, Richfield of Hawaii
Inc./State Land Use Commission

The subject property (TMK: 1-4-02:por. 16) consists of 74.9 acres and is located at the southwestern corner of the Kapoho-Pahoa Rd. and the Kapoho-Kaimu Beach Rd. intersection adjacent to the slopes of Kapoho Crater and Green Lake. The applicant is petitioning the Land Use Commission to reclassify 74.9 located within the Conservation District the Agriculture District for planting of 69.3 acres of macadamia nuts with a reserve of 2.1 acres for roadways and 3.5 acres of the cinder pit in the western corner for future roadway maintenance. The petitioner proposes to clear and grub the subject property to install a 2 in. water line for irrigation purposes. Portions of the subject property's east and west boundaries abut State Land Use Agricultural District. The agricultural lands to the west are used for cultivating macadamia nut trees, papaya and vanda orchid. existing land use is pasture. conversion to cultivation will significantly alter the area's predominantly agricultural use. project is located away from the Kapoho Well buffer zone and the Department of Water Supply does not anticipate contamination from the proposed project.

SPECIAL PERMIT AND SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION FOR THE ESTABLISHMENT OF APIARY USE, SOUTH KONA, HAWAII, Kona Farmers Co-op/Hawaii County Planning Commission through the Planning Dept.

The proposal will involve the establishment of the queen rearing apiary and the construction of a 48-ft. by 41-ft. (1,968 sq. ft.) storage/work area warehouse, one story (21 ft. in height) structure. The applicant proposes to use approx. 5 acres of the total 578.2 acres of land area for the apiary. Due to the nature of the proposal, the number of

beehives to be contained on the property ill vary depending on the queen bee aring seasons. The proposed site (TMK: 8-3-04:por. 7) is located on the mauka side of Puuhonuna Beach Rd. off Napoopoo Rd. across from the existing Powers Apiary in Kahauloa 2nd, Keei 2nd, South Kona. The 5-acre site is situated over 5,000 ft. from the shoreline at elevation of more than 200 ft. therefore, should not be affected by tsunami activity. The subject property is currently covered by haole koa and a portion of the property is used to dump macadamia husks and coffee pulp generated by the Kona Farmers Cooperative. rest of the property is vacant. are no known sites of historic significance on the subject site although the property is situated within the Kealakekua Bay Historic District.

SUBDIVISION OF HILO NURSERY AND ARBORETUM SITE, HILO, HAWAII, Dept. of Accounting and General Services for the Dept. of Agriculture

e project consists of subdividing a 19.451-acre parcel of land identified by TMK: 2-2-27:01 within the County of Hawaii. The parcel is owned by the State and has been set aside by Governor's Executive Order (GEO) No. 2804 to the Department of Land and Natural Resources The subdivision of a parcel about 0.87 acre in size will permit it to be withdrawn from GEO No. 2804 and set aside to the Department of Agriculture (DOA). The parcel to be withdrawn and set aside to the DOA contains their Plant Industry Facilities which have been in use for many years. The subdivision therefore, is to formalize administrative control of the site and operation of its facilities by the DOA. The remaining area will continue to be used as a nursery and arboretum by the Forestry Division. The project actions will not involve any immediate demolition or construction work.

REGISTER OF SHORELINE PROTECTION ACT DOCUMENTS

The projects listed in this section have been filed with County agencies pursuant to Chapter 205A, HRS as amended, relating to the Special Management Area of each county. For additional information, please call the pertinent county agency:

Hawaii Planning Dept. 961-8288; Hnl.Dept. of Land Utilization 523-4077; Kauai Planning Dept. 245-3919; Maui Planning Dept. 244-7735.

CONSTRUCTION OF A GOLF CART AND GOLF BAG STORAGE BUILDING WITHIN THE SPECIAL MANAGEMENT AREA, WAIALAE, OAHU, Waialae Country Club/City and County of Honolulu Dept. of Land Utilization

Negative Declaration

The summary for this project was erroneously published as a Chapter 343 Negative Declaration in the May 8, 1984 OEOC Bulletin. The negative declaration for the project was determined under Ordinance No. 84-4.

ESTABLISHMENT OF A COMMERCIAL OFF-ROAD RECREATIONAL VEHICLE AND HORSEBACK RIDING FACILITY WITHIN THE SPECIAL MANAGEMENT AREA AT KAHUKU POINT, KOOLAULOA, OAHU, (TMK:5-6-3:10), Venture Vehicles/City and County of Honolulu Dept. of Land Utilization

EIS Preparation Notice

The applicant is proposing to establish a commercial off-road recreational vehicle (ORV) and horseback riding facility at Kahuku Point. The site has been used previously by ORVS on a random basis. The project site contains 70 acres and is situated off Marconi Rd. in Kahuku, approx. 1/2 mi. makai of Kamehameha Hwy. An aquaculture facility lies to the east and undeveloped land lies to the west. The terrain is characterized by hilly sand dune formations along the beach

and extending approx. 150 £t. from the shoreline. nland A. ortion of the operation will occur within the SMA and within the coastal flood plain subject to 100-year tsunami inundation ranging from 6-8 ft. MSL. operation involves renting three-wheeled all-terrain cycles for recreational riding on the site. There are 30 cycles, each weighing under 300 pounds, with 8-1/2 horsepower and a maximum speed of 15 mph. The applicant has not submitted details regarding the horseback riding operations. Proposed support facilities include a ticket office (360 sq. ft.) pavilion and restrooms (3,500 sq. ft.), security cabin (500 sq. ft.) and a maintenance building (800 sq. ft.). All buildings are proposed to be one-story wooden structures. An existing paved parking area will provide parking for approx. 30 vehicles. The proposed hours of operation are 9:00 a.m. to 6:00 p.m., seven days a week and will be open to the general public. Access to the site is provided via Marconi Rd., a private roadway leading from Kamehameha Hwy. ilities such as water and electricity

e presently available to the site. Sanitary sewers are not available so sewage will have to be disposed of by an on-site system. The site has several sensitive environmental features which could be adversely affected by the project. These include sand dunes, dune vegetation, inland vegetation (covering area back of the dunes), wildlife and wildlife habitat and possible unidentified archaeological sites since the adjacent site is on the Natural Register of Historic Sites. Damage to the sand dunes and dune vegetation can accelerate dune erosion because the area is particularly windy.

Contact: Mr. William E. Wanket
Pacific Tower 1010
1001 Bishop Street
Honolulu, Hawaii 96813

Deadline: June 22, 1984.

CONSTRUCTION OF A TWO-STORY STRUCTURE HOUSING A DOCTOR'S CLINIC AND A RESIDENCE WITHIN THE SPECIAL MANAGEMENT AREA, WAIPAHU, OAHU, Mr. & Dr. Eduardo Medina/City and County of Honolulu Dept. of Land Utilization

Negative Declaration

The applicant is proposing to construct a new two-story structure with a doctor's clinic and two-car garage on the first floor and a residence on the second Three additional parking spaces floor. will be provided for the doctor's clinic. The site project (TMK: 9-4-13:17) is located on Waipahu St., near its intersection with Waipahu Depot Rd. and just across from the Waipahu Sugar Mill. Part of an area tributary to Pearl Harbor, the site falls just within the mauka boundary of the SMA. The 6321 sq. ft. lot is currently vacant except for two concrete slabs remaining from previous structures, which demolished. The proposed two-story CMU building, will be 22 ft. 8 in. in height with a total floor area of 2,912 sq. ft. The doctor's clinic will occupy 921 sq. ft. on the ground floor and will include three examination rooms and an X-ray room. Access to the lot will be provided via two driveways. The Diamond Head side driveway will serve the two-car garage and one parking space, while the other driveway will serve two additional parking spaces. All parking and driveway areas will be paved with concrete and the remaining yard area will be landscaped. The building is set back 20 ft. from Waipahu St. in order to accommodate a planned 10-ft. widening. road applicant intends to increase the height of the retaining wall at the rear of the property and to backfill to a higher elevation. Plans for grading drainage have not been provided to date. The facility will discharge chemicals used in processing X-rays through an existing connection into the municipal wastewater system. The Department of Public Works has approved an Industrial Wastewater Discharge Certificate for the

project, subject to the installation of a 9-gal. neutralization tank to be rnished with the X-ray equipment.

ENVIRONMENTAL IMPACT STATEMENTS

listed in this section available for review at the following public depositories: Office of Environmental Quality Legislative Reference Bureau; Municipal Reference and Records Center (Oahu EIS's); Hamilton Library; State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Kahului and Lihue Regional Libraries. Statements are also available at State Branch Libraries that are in proximity to the site of a proposed action (indicated by project description).

Comments on the following EIS's may be sent to: 1) the accepting authority; and 2) the proposing agency. Please note the deadline date for submitting written comments on the EIS.

DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR A PROPOSED STATE LAND USE BOUNDARY AMENDMENT, KAHALUU, KOOLAUPOKO, OAHU, A.R. and Raymond H. Nylen/State Land Use Commission

The subject property encompasses a total of 26 acres. Approx. 7 of the 26 acres is situated within the State Land Use Urban District. The balance of 19 acres is located within the State Land Use Conservation District. Presently three residential dwellings are developed on property. The applicant petitioning the Land Use Commission to reclassify the 19 acres located within the Conservation District to the Urban District for the development of seven additional residential units. estimated that the cost of construction and design for the seven units will be \$210,000 and the cost for extending roads and utilities will cost between \$35,000 \$40,000. The new homes will be used marily for members of the applicant's

family and for rental units. The subject property is located in the Koolaupoko District on the windward side of the island of Oahu. The property is defined as portions of TMK: 4-7-49:17.

Deadline: June 22, 1984.

DRAFT ENVIRONMENTAL IMPACT STATEMENT ON THE CONSERVATION DISTRICT USE APPLICATION FOR THE PROPOSED LANIKAI HALE, LANIKAI, OAHU, Mr. and Mrs. Ralph Englestad/Dept. of Land and Natural Resources

This EIS is available for review at the Kailua Library.

Deadline: June 7, 1984.

EIS'S SUBMITTED FOR ACCEPTANCE. The following EIS's have been submitted for acceptance and contain comments and responses made during the review and response period.

REVISED ENVIRONMENTAL IMPACT STATEMENT FOR THE PROPOSED LEEWARD DISTRICT SANITARY LANDFILL AT WAIMANALO GULCH SITE AND OHIKILOLO SITE, OAHU, City and County of Honolulu Dept. of Public Works

The Department of Public Works proposes the development of the Leeward District Sanitary Landfill at Waimanalo Gulch and Ohikilolo to dispose of a portion of the 700,000 tons of refuse produced on Cahu annually. Except for the amount disposed of at the Waipahu Incinerator, 120,000 tons per year, most of the refuse is disposed of at sanitary landfills. Until resource recovery facility constructed, sanitary landfilling solid waste will continue to be the City's main method of refuse disposal. Even with maximum use of resource recovery, sanitary landfilling will continue to be an important means of solid waste disposal because landfills will be used to dispose of the ash and residue produced by the resource recovery system and the unprocessable waste such

as bulky items, demolition material, rock and soil. The landfills are also needed 🖔 serve as emergency backup facilities during shutdown of the resource recovery facility. The City has a serious problem with the disposal of solid wastes. existing sanitary landfills are nearly at capacity and new landfills are required to meet the needs of Oahu. The Department of Public Works' objective to meet the solid waste disposal problem on Oahu 1) to continue to operate a landfill in the Windward District to service the Windward side of the island and a portion of the heavily populated Honolulu district; 2) to construct a new landfill in Leeward Oahu to service the rapidly expanding Leeward area and a portion of Honolulu District; and implement resource recovery as rapidly as possible. The Waimanalo Gulch site, TMK: 9-2-03:13, 40, por. 2, is two southeast of Nanakuli and northwest of Honokai Hale. The project site is long and narrow and only 57+ acres of the 260 total acres will be used as a landfill. The topography and slopes 8% to 18% limits the usable area for ndfilling. The site is presently owned by Campbell Estate, the Au families and is anticipated Ιt permanent residents will be displaced. The site is presently open space. site has a capacity of 6,000,000+ cubic yards and an estimated life of 7+ years (1,000 tons per day). It is located in the non-underground source of drinking water (USDW), makai of the UIC line and no one will be displaced. The Ohikilolo site, TMK: 8-3-01:13, is located in the north portion of Keaau Valley about one mile south of Makua Valley and three miles north of Makaha Valley. project site is relatively flat and only 182+ acres of the 706 total acres will be used for landfilling. Activity will be limited to the area below the 200 ft. elevation. The property is owned by Elizabeth Marks, et al. The site is presently used for agriculture, open space and recreation. The capacity of the landfill is estimated at 21+ years at fill rate of 1,000 tons per day

suming that all of the available area

is used. This is equivalent to approx. 18,460,000+ cubic yards of refuse. However, it is anticipated that site restrictions will limit the capacity to perhaps 15+ years. The mauka portion of the site is over the USDW area and will not be used for sanitary landfilling. Paniolo County Ohikilolo Makua Ranch, First Hawaiian Bank's Recreation Center and about three residences are located on or near the project site.

This EIS is also available for inspection at the Waianae Library.

Status: Currently being processed by the City and County of Honolulu Dept. of Land Utilization.

REVISED ENVIRONMENTAL IMPACT STATEMENT FOR KAMOOALII WATERSHED WELLS, KANEOHE, KOOLAUPOKO, OAHU, City and County of Honolulu Board of Water Supply

Status: Currently being processed by the Office of Environmental Quality Control.

REVISED ENVIRONMENTAL IMPACT STATEMENT FOR THE FARMS OF KAPUA, SOUTH KONA, HAWAII, Farms of Kapua/State Land Use Commission

Previously published April 8, 1984.

This EIS is available for review at the Kealakekua and UH-Hilo Campus Libraries.

Status: Currently being processed by the State Land Use Commission.

NOTICES

PETITION FOR DECLARATION RULING

The Environmental Council has received a petition for a declaratory ruling concerning the Applicability of Chapter 343, HRS, to Adoption or Amendment of Agency Rules. The petitioner is

requesting that the Council review and ssue a declaratory ruling

llowing questions:

- Is amendment of the State Land Use Commission's District Regulations an action for which an Environmental Assessment should be prepared and a notice of determination filed with the Office of Environmental Quality Control pursuant to Chapter 343, HRS?
- adoption of Chapter 23 2. Title 11, DOH Administrative Rules, "Underground Injection Control" action for which an Environmental Assessment should be prepared and a notice of determination filed with the Office of Environmental Quality Control pursuant to Chapter 343, HRS?
- Is adoption of Chapter 184 of Title 13, DLNR Administrative Rules. "Designation and Regulation Geothermal Subzones" Resource an action for which an Environmental Assessment should be prepared and a notice of determination filed with the Office of Environmental Quality Control pursuant to Chapter 343, HRS? In general, if any State or county agency proposes to adopt or amend a regulation or rule which might affect use of State or county lands Conservation District lands, is amendment of adoption or regulation or rule an action for which an Environmental Assessment should be prepared and a notice of determination filed with the Office Control Environmental Quality pursuant to Chapter 343, HRS?
- If the State Department of Land and Natural Resources adopts Chapter 184 Title 13, DLNR Administrative Rules, is designation of geothermal resource subzone on State lands or within the Conservation District an action for which an Environmental Assessment should be prepared and a notice of determination filed with the Office of Environmental Quality Control pursuant to Chapter 343, HRS?

The petition will be reviewed at the next uncil meeting scheduled for June 6, 34.

MEETING OF THE STATE ENVIRONMENTAL COUNCIL

June 6, 1984, Wednesday Date:

Time: 5:00 p.m.

Place: Second Floor, Conference Room 3,

State Capitol

Agenda

- 1. Call to Order
- 2. Approval of Minutes--May 2, 1984 Meeting
- Petition for Declaratory Ruling Concerning the Applicability of Chapter 343, HRS, to Adoption Amendment of Agency Rules
- 4. Proposed Rules
- Update on Anchialine Ponds in the Waikoloa Resort Area
- 6. Annual Report
- Other Business
- Adjournment